



# Weekly Permit Bulletin

November 25, 2015

Providing official notice of land use applications, meetings, decisions, recommendations, hearings, and appeals of land use decisions within the City of Bellevue

## ***How to use this Bulletin***

### ***To learn more about a project:***

- Call the planner assigned to the project to make arrangements to review the project files.
- Visit City Hall Public Records between 8 a.m. and 4 p.m. Monday through Friday and review the project files.

### ***To comment on a project:***

- Send your comments in writing to the Development Services Department, and be sure to include your name and address.
- Comments will be accepted until the time a staff report is prepared for the decision or recommendation, with a minimum comment period of at least 14 days (30 days for shoreline projects).
- If you submit a written comment, we will send you a copy of the notice of decision or recommendation.

### ***To appeal a permit decision:***

- You must have filed a written comment expressing your concerns before the decision was made.
- An appeal of a DSD decision is made to the Hearing Examiner, must be in writing, and must be received by the City Clerk's Office by 5 p.m. located on the 2<sup>nd</sup> floor on the appeal deadline indicated in the notice.
- An appeal of a shoreline decision is made to the State Shoreline Hearing Board, must be in writing, and must be filed within 21 days of the date the DSD decision is received by the State Department of Ecology (DOE). The DSD decision will be sent to DOE by the close of business on the date of this notice. For additional information regarding shoreline appeals, please call the Shore Hearings Board at (360)459-6327.

### ***To receive the bulletin by email:***

Please access our city website at [www.bellevuewa.gov](http://www.bellevuewa.gov) and click on Check Status / Weekly Permit Bulletin / Alerts. From there you may register to receive the bulletin weekly. You will continue to receive the bulletin until you unsubscribe from this service.

## ***How to Reach Us:***

*The Development Services Center is located on the lobby floor of Bellevue City Hall at 450 110<sup>th</sup> Ave NE*

P.O. Box 90012  
Bellevue, WA 98009-9012  
425-452-6800



## GENERAL INFORMATION REGARDING USE OF OPTIONAL DNS PROCESS

When the **SEPA** field indicates a **Determination of Nonsignificance (DNS)** is expected, the optional DNS process is being used and a DNS is likely. This may be the only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared. The Threshold Determination will also be noticed in a subsequent issue of this Weekly Permit Bulletin. A copy of the subsequent Threshold Determination for the proposal may be obtained upon request.

### Notice of Application

#### NOTICE OF APPLICATION

[Gomez Short Plat](#)

**Location:** 1429 173<sup>rd</sup> Ave NE

**Neighborhood:** Northeast Bellevue

**File Number:** 15-125029-LN

**Description:** Land Use review of a proposal to subdivide an existing parcel into 2 lots. The property is zoned R-3.5.

**Approvals Required:** Preliminary Short Plat approval and ancillary permits and approvals

**SEPA:** Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

**Minimum Comment Period Ends:** December 10, 2015, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** October 8, 2015

**Completeness Date:** November 16, 2015

**Applicant:** Napoleon Esperanza, Brixton Homes, LLC, 425-664-2323,

[napoleon@murrayfranklyn.com](mailto:napoleon@murrayfranklyn.com)

**Planner:** Nicholas Whipple, 425-452-4578

**Planner Email:** [nwhipple@bellevuewa.gov](mailto:nwhipple@bellevuewa.gov)

#### RE-NOTICE OF APPLICATION AND PUBLIC MEETING

[Alamo Manhattan B2](#)

**Location:** 10625 Main Street

**Subarea:** Downtown Bellevue

**File Number:** 15-125030-LD

**Reason for Renotice:** To correct property address.

**Description:** Proposal to build a mixed-use residential project with 162 units, approximately 5,200 square feet or retail, and approximately 173 underground parking spaces.

**Approvals Required:** Design Review approval and ancillary permits and approvals

**SEPA:** Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

**Minimum Comment Period Ends:** December 10, 2015, 5 PM. Refer to page one for information on how to comment on a project.

**Public Meeting:** December 10, 2015, 6:30 PM; Bellevue City Hall; 450 110th Ave NE,

**Conference Room:** 1E-121

**Date of Application:** October 8, 2015

**Completeness Date:** October 29, 2015

**Applicant:** Robert Lamkin

**Applicant Contact:** Guillermo Quintero, Hensley Lamkin Rachel, Inc., 972-726-9400 ext.207, [guillermo@hlrinc.net](mailto:guillermo@hlrinc.net)

**Planner:** Sally Nichols, 425-452-2727

**Planner Email:** [spnichols@bellevuewa.gov](mailto:spnichols@bellevuewa.gov)

#### NOTICE OF APPLICATION

[Bay Residence](#)

**Location:** 14250 SE 37<sup>th</sup> St

**Neighborhood:** Eastgate

**File Number:** 15-125477-LO

**Description:** Application for a Critical Areas Land Use Permit to modify the required 75-foot toe-of-slope structure setback to 25 feet for the construction of a new single-family residence on a vacant lot. Approximately 250 square feet of the regulated steep slope will be disturbed for driveway access. The proposal is supported by a geotechnical report and will require restoration and mitigation.

**Approvals Required:** Critical Areas Land Use Permit approval, and ancillary permits and approvals

**SEPA:** Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

**Minimum Comment Period Ends:** December 10, 2015, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** October 19, 2015

**Completeness Date:** November 16, 2015

**Applicant:** Dante Palmaffy, 425-345-2530, [dpalmaffy@aol.com](mailto:dpalmaffy@aol.com)  
**Planner:** Nicholas Whipple, 425-452-4578  
**Planner Email:** [nwhipple@bellevuewa.gov](mailto:nwhipple@bellevuewa.gov)

#### NOTICE OF APPLICATION

##### Butte Short Plat

**Location:** 1857 173<sup>rd</sup> Ave NE  
**Neighborhood:** Northeast Bellevue  
**File Number:** 15-125885-LN  
**Description:** Land Use review of a proposal to subdivide an existing parcel into 2 lots. The property is zoned R-5  
**Approvals Required:** Preliminary Short Plat approval and ancillary permits and approvals  
**SEPA:** Exempt  
**Minimum Comment Period Ends:** December 10, 2015, 5 PM. Refer to page one for information on how to comment on a project.  
**Date of Application:** October 27, 2015  
**Completeness Date:** November 16, 2015  
**Applicant:** Mobeen & Uzma Butte  
**Applicant Contact:** Greg Seiler, 206-660-0803, [seiler.greg@comcast.net](mailto:seiler.greg@comcast.net)  
**Planner:** Nicholas Whipple, 425-452-4578  
**Planner Email:** [nwhipple@bellevuewa.gov](mailto:nwhipple@bellevuewa.gov)

#### NOTICE OF APPLICATION

##### Lux Short Plat

**Location:** 10042 NE 13<sup>th</sup> St  
**Neighborhood:** North Bellevue  
**File Number:** 15-126241-LN  
**Description:** Land Use review of a proposal to subdivide an existing parcel into 2 lots. The property is zoned R-3.5  
**Approvals Required:** Preliminary Short Plat approval and ancillary permits and approvals  
**SEPA:** Exempt  
**Minimum Comment Period Ends:** December 10, 2015, 5 PM. Refer to page one for information on how to comment on a project.  
**Date of Application:** November 3, 2015  
**Completeness Date:** November 16, 2015  
**Applicant Contact:** John Lux, Luxhomes, LLC, 206-271-0340, [johndlux@comcast.net](mailto:johndlux@comcast.net)  
**Planner:** Nicholas Whipple, 425-452-4578  
**Planner Email:** [nwhipple@bellevuewa.gov](mailto:nwhipple@bellevuewa.gov)

#### RE-NOTICE OF APPLICATION

##### City of Bellevue Water System Plan

**Location:** City of Bellevue  
**Subarea:** City-Wide

**File Number:** 15-126320-LM

**Reason for Re-Notice:** To extend comment period from December 3, 2015 until December 18, 2015 to match prior notice provided by Utilities for other purposes.

**Description:** Update of City of Bellevue Utilities Department functional plan that evaluates the existing water system, identifies current and future needs, and develops a plan to meet those needs.

**Approvals Required:** Land Use Approval

**SEPA:** Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

**Minimum Comment Period Ends:** December 10, 2015, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** November 4, 2015

**Completeness Date:** November 16, 2015

**Applicant:** City of Bellevue Utilities Department

**Applicant Contact:** Douglas Lane, PE 425-452-6865

**Planner:** Michael Paine, 425-452-2739

**Planner Email:** [mpaine@bellevuewa.gov](mailto:mpaine@bellevuewa.gov)

#### NOTICE OF APPLICATION

##### Sound Transit Operations and Maintenance Satellite Facility Procedural Streamlining Land Use Code Amendment

**Location:** Bel Red Subarea

**Subarea:** Bel-Red

**File Number:** 15-127182-AD

**Description:** Land Use Code Amendment to allow the Sound Transit Operations and Maintenance Satellite Facility (OMSF) to be permitted through approval of a Master Development Plan and associated Design Review pursuant to the City of Bellevue's Process II permit review procedure.

**Approvals Required:** City Council Public Hearing and adoption of Ordinance.

**SEPA:** Determination of Non-Significance is expected. Refer to page one General Information Regarding Use of Optional DNS Process.

**Minimum Comment Period Ends:** December 10, 2015, 5 PM. Refer to page one for information on how to comment on a project.

**Date of Application:** November 20, 2015

**Completeness Date:** November 20, 2015

**Applicant Contact:** Trish Byers, City of  
Bellevue, Development Services Department,  
425-452-4241, [tbyers@bellevuewa.gov](mailto:tbyers@bellevuewa.gov)

**Planner:** Drew Folsom, 425-452-4441

**Planner Email:** [dfolsom@bellevuewa.gov](mailto:dfolsom@bellevuewa.gov)